



**Lucy Boardman** (Formerly Lloyds Bank) -

**Ross Mortgage Services** have a wealth of experience in the highly competitive area of mortgage rates and product availability. We can arrange a mortgage appointment with our mortgage advisor to discuss your requirements. As an **independent** Mortgage Broker we are not tied to a limited range of **mortgage products** but we can give you advice on the whole market ensuring you receive the best advice. We take the time to understand our client's needs, lifestyles and **financial** circumstances to find the mortgage that suits you right now and in the future. With thousands of different mortgages available we will find one to suit you. **Expert** independent **advice** now will benefit you for the lifetime of your mortgage and could save you time and money. For further information **call our offices** ask our accompanied viewer and they will be more than happy **to make your appointment** to suit you.

General

Within the particulars mention has been made of power points, possibly central heating systems and appliances within the property. In accordance with the Estate Agency Act 1979 we advise that none of the appliances, power points or heating systems have been tested by this office prior to sale. All measurements are approximate.

When viewing properties offered for sale through W. G. Ross and Company Limited, it can often be of assistance to ascertain the marketable value of your own property and the staff of Ross Estate Agencies will be pleased to visit your home, without obligation, to give helpful advice regarding the transfer and purchase of property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

#### Tenure

Freehold

#### Council Tax Band

C

#### Contact Details

Registered Office  
16 Cavendish Street  
Barrow-in-Furness  
Cumbria LA14 1SB  
Tel (01229) 825636

[www.rossestateagencies.com](http://www.rossestateagencies.com)

[sales@rossestateagencies.co.uk](mailto:sales@rossestateagencies.co.uk)

01229 825636



## Poplar Bank | Barrow-in-Furness | LA13 0RB

Asking Price £300,000

- Detached Family Property
- Sought After Location Of Holbeck
- Well Presented/Tastefully Decorated
- Porch, Entrance Hall, Ground Floor Cloaks
- Spacious Lounge With Patio Doors
- Open Plan Dining Room, Recently Fitted Kitchen
- 4 Bedrooms, Family Bathroom
- Gas C/H, uPVC D/Glazing
- Off Road Parking, Garage
- Council Tax Band C, Vacant Possession



**ROSS** Estate  
Agencies

Registered Office  
16 Cavendish Street  
Barrow-in-Furness  
Cumbria LA14 1SB  
Tel (01229) 825636

Mon - Fri 9am - 5pm  
Saturday 9am - 12 noon  
[sales@rossestateagencies.co.uk](mailto:sales@rossestateagencies.co.uk)  
[rentals@rossestateagencies.co.uk](mailto:rentals@rossestateagencies.co.uk)  
[www.rossestateagencies.com](http://www.rossestateagencies.com)

Residential Sales Residential Lettings Commercial Sales & Lettings



## Property Description

100% PART EXCHANGE ANYWHERE IN THE UK!!! We are pleased to bring to the market this excellent size detached property in the popular residential area on Holbeck, close to popular schools, amenities and transport links. The property boasts family size living accommodation comprising of porch, entrance hallway with ground floor cloakroom/WC, full length spacious lounge with patio doors, open plan dining room and recently fitted kitchen with built in appliances, high shine modern units, recently painted/decorated throughout and carpets, 4 bedrooms and family bathroom. The property benefits from gas central heating, double glazing, off road parking for several cars, detached garage and gardens to front and rear with raised decked area. Viewing is highly recommended to appreciate the size and standard on offer.

### SERVICES

Water. Gas. Electric. Telephone. Drainage

### FRONTAGE

Off road parking giving access to garage, rear garden, lawned area, double glazed doors.

### VESTIBULE

Double glazed lead effect windows, frosted double glazed door with side panel.

### ENTRANCE HALL

Stairs to first floor, radiator and doors to lounge.

### LOUNGE

22' 2" x 10' 9" (6.78m x 3.28m)

Double glazed window, double glazed patio doors to rear garden, feature fire surround with coal effect fire, coved ceiling, 1 x TV point and 2 x radiators.

### DINING ROOM

9' 6" x 7' 11" (2.92m x 2.42m)

Double glazed window, laminate flooring, open archway to kitchen, under stairs storage and a radiator.

### GROUND FLOOR CLOAKS/WC

Frosted double glazed window, low level WC with vanity unit and hand wash basin with mixer taps, tiled splash area, tiled flooring and a radiator.

### KITCHEN

12' 3" x 8' 10" (3.74m x 2.70m)

Double glazed window with lovely views, frosted double glazed door, fitted grey wall and base storage units with worktops to compliment, inset 1 1/2 bowl sink unit with mixer taps, integrated double oven, 5 ring hob with extractor over, dishwasher, display cabinets, laminate flooring and tiled splash area.

### LANDING

Storage cupboard, access to loft and doors to bedrooms.

### BEDROOM 1

10' 11" x 12' 2" (3.35m x 3.73m)

Double glazed window and a radiator.

### BEDROOM 2

12' 5" x 9' 5" (3.80m x 2.88m)

Double glazed window with lovely views, laminate flooring, over stairs storage and a radiator.

### BEDROOM 3

9' 3" x 7' 11" (2.82m x 2.42m)

Double glazed window and a radiator.

### BEDROOM 4

6' 4" x 9' 1" (1.95m x 2.79m)

Double glazed window and a radiator.

### BATHROOM

Frosted double glazed window, fitted white 3 piece

suite low level WC, feature hand wash basin with mixer taps and double vanity unit, P-shaped bath, panel enclosed bath with mixer taps and double headed shower over, tiled flooring, tiled walls and panel ceiling.

### GARAGE

Up and over door.

### GARDEN

Rear garden with lawned area, raised decked seating area, storage shed and water tap.

### VIEWING

Key accompanied

Draft particulars subject to client's approval

